



RECONNAISSANCE SURVEY OF HANSCOM PARK NEIGHBORHOOD

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NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY

RECONNAISSANCE SURVEY OF HANSKOM PARK NEIGHBORHOOD

Prepared for:



City of Omaha

and



Nebraska State Historical Society

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The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Resources Survey and Inventory (NeHRSI) in the Hanscom Park neighborhood of Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2011.

The survey area contains approximately 1,146 properties. Generally, the survey area is bounded by I-480, 30th Street, 31st Street, and 32nd Street on the east; I-80 on the south; Center Street and Ed Creighton Avenue on the north; and the former Omaha Belt Line Railroad corridor on the west, roughly corresponding to 34th Street and 37th Street (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth and early twentieth century residential and institutional resources. A majority of the survey area is residential buildings, mostly single-family homes. The architectural styles range from front-gable vernacular forms to bungalows and Craftsman-style homes, as well as Period Revival residences. No individual properties are currently listed in the National Register of Historic Places (National Register), and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the *Secretary of the Interior’s Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation* and the NeHRSI survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified eight individual properties as good candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt’s recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Michael Leonard and James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Patrick Haynes, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

Architectural historians from Mead & Hunt who contributed to the survey and report include Sara Gredler, Christine Long, and Emily Pettis. Report layout completed by Dusty Nielsen.

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CHAPTER 1.

HISTORIC OVERVIEW

INTRODUCTION

This historic overview provides a brief context to consider the types of resources researched and documented in this survey. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, the Nebraska Historic Resources Survey and Inventory (NeHRSI) site number follows its reference.

The survey area for this project is located west of downtown Omaha and adjacent to the southwest corner of Hanscom Park. The survey area is bounded by South 37th Avenue, and South 34th Street and the former Beltline Railroad on the west; Center Street, Ed Creighton Avenue, Dupont Street, and Bancroft Street on the north; South 31st and 30th Streets and South 28th Avenue on the east; and Interstate 80 (I-80) on the south. See Chapter 2 for a map showing the survey boundaries.

DEVELOPMENT OF OMAHA THROUGH WORLD WAR I

Prior to incorporation in 1857, Omaha was platted in 1854 with a conventional grid layout, including 320 city blocks each measuring 264 square feet. Omaha served as the territorial capital for 13 years, until the capital moved to Lincoln when

NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY SITE NUMBERS

Each surveyed property in the NeHRSI is assigned a site number. Site numbers begin with an abbreviation of the county; DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county; 09 is the two-digit number for the City of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHRSI site number follows its reference.

Nebraska gained statehood on March 1, 1867. As Omaha developed, it became Nebraska’s largest city, and Farnam Street operated as the main commercial thoroughfare, extending west from the Missouri River. By 1870 the city limits extended to present-day 36th Street, and encompassed the area surrounding Hanscom Park and the survey area.¹

Positioned on the west bank of the Missouri River, Omaha was established as a regional center for trade in the movement of Americans and commercial activity westward. Steamboat trade on the Missouri River and the city’s position on the trans-continental railroad lines strengthened Omaha’s

economy and contributed to population growth and commercial development. In 1861 the Western Union Telegraph Company erected telegraph wires west from Omaha linking the Pacific and Atlantic Coasts and also establishing Omaha as an important communication center. Most importantly, Omaha developed as a livestock and jobbing center in the late nineteenth century. The Union Stockyards, located in South Omaha, became the largest stockyards in the Midwest.²

As the city grew, development moved further west, extending beyond what is now Interstate 480 (I-480) and the eastern limits of the survey area. In 1872 Andrew Jackson Hanscom and James G. Megeath, investors in the city’s streetcar system, donated a large tract of land for a park.³ Located at the western terminus of one of their trolley lines, Hanscom Park is situated between 32nd Avenue (west) and Park Avenue (east). The development of the park near the trolley line provided Omaha residents with convenient access and attracted neighborhood development surrounding the park. By 1880 Omaha had annexed surrounding land and grown to almost 10 square miles, now bounded by 48th Street on the west. The expanding streetcar lines became an important transportation system for city residents to gain access to employment and commercial services and stimulated residential and commercial development further west.

Streetcar service began in 1868 when the Omaha Horse and Railway Company established horse-drawn streetcar service in Omaha. During the 1880s electric streetcar lines replaced their horse-powered predecessors. By 1887 Omaha had annexed surrounding lands and grown from 12 to 25 square miles. This growth stimulated further development of transportation services, and five new streetcar companies were established between 1884 and 1888. Within the survey area, the Omaha Southwestern Railway, a horse-drawn service, operated a line from the southeast corner of Hanscom Park westward along Center Street by 1889. Numerous streetcar

HANSCOM PARK AND THE OMAHA PARKS AND BOULEVARD SYSTEM

Hanscom Park was created in 1872 when Andrew J. Hanscom and James G. Megeath donated a 57-acre tract of land on Omaha’s southwest side for the creation of a park. According to historians James W. Savage and John T. Bell, “at the time of the donation it was extremely rough, covered by hazel brush and natural forest trees, situated in an inaccessible and uninviting portion of the City, then but sparsely settled.” With construction of the Interstate system (I-480) and demolition of Jefferson Square Park, Hanscom Park became the oldest extant park in Omaha. Bound by Park Avenue in the east, Ed Creighton Avenue in the south, 32nd Avenue in the west, and Woolworth Avenue in the north, Hanscom Park remained undeveloped for several years. However, its rolling, wooded topography was easily accessible by streetcar in the late nineteenth century.

In 1889, after the establishment of the city’s board of park commissioners, noted landscape architect H.W.S. Cleveland was commissioned to provide direction in designing a comprehensive park system for the city. Cleveland’s designs were influential in the creation of Omaha’s Park and Boulevard system, a connected system of parks, parkways, and boulevards in the city. Cleveland drafted plans for the improvement of the Hanscom Park tract, which included two lakes, extensive flowerbeds, 2.5 miles of paved roadway, trees, and fountains. Hanscom Park was linked to other city parks and neighborhoods via a developed boulevard system. Hanscom Boulevard, formally known as a portion of the Central Boulevard, would connect the park with Riverview Park and extend through scattered neighborhoods in the city’s southeast district and South Omaha. Lincoln and Turner Boulevards would connect Hanscom Park with Bemis and Turner Parks, which are located north of the survey area. Although publicly open for travel in 1898, property acquisition for Hanscom Boulevard was not completed for at least another decade, when the gap between Arbor

Street and Hanscom Park was closed by donations of land along 32nd Avenue. After completion of the boulevard, the area south of Hanscom Park began to develop as a residential district.⁴

The Federal Writers’ Project, Works Progress Administration, “Omaha: A Guide to the City and Environs,” American Guide Series, 1936, 183; Lynn Bjorkman, Omaha’s Historic Park and Boulevard System, 4-35. Omaha’s Park and Boulevard System is considered eligible for the National Register of Historic Places by the City of Omaha and the Nebraska State Historic Preservation Office.



Hanscom Park Lake and Pavilion, c.1915 (photo courtesy of the Durham Museum)

line companies eventually consolidated into the Omaha & Council Bluffs Company, which operated more than 160 miles of track in the city that radiated out of the downtown area along major thoroughfares, including Cuming, Dodge, Farnam, and Leavenworth Streets.⁵ By 1926 the Omaha Southwestern Railway line had been abandoned and the Omaha & Council Bluffs Company ran an electric north-south street car line along 32nd Avenue and 29th Street in the survey area.⁶ Within the survey area, GIS data indicates that the greatest percentage of homes was constructed

between 1910 and 1919 (approximately 32 percent). Approximately 23 percent and 22 percent of the homes were constructed from 1900-1909 and 1920-1929, respectively. These numbers confirm that the residential development of the survey area was largely contemporaneous with the development of Hanscom Park and the streetcar system, which enabled Omaha’s residents to move further out of the city center.⁷



Hanscom Park Streetcar (photo courtesy of the Douglas County Historical Society Archives [DCHSA])

ETHNIC ENCLAVES IN THE SURVEY AREA

The eastern portion of the survey area, roughly defined by 30th Street on the west, Ed Creighton Avenue on the north, Frederick Street on the south, and the eastern boundary at I-480, was commonly known as Sheely Town during its early history. Located on the city’s southwest outskirts, this area was home to a number of immigrant groups, particularly Polish, Czechs, Germans, and Irish. Sheely Town got its name from the site of early packing houses owned by Joseph F. Sheely located along 27th and Martha Streets, just east of the survey area, and historically the neighborhood extended to the south and southwest of this location. However, the construction of I-480 essentially bisected the neighborhood on a north-south axis and resulted in the demolition of numerous residences and commercial structures.

Polish immigrants arrived in Omaha beginning in 1881 and settled in Sheely Town to work in the

packing houses and soap factories. Like many European immigrants, they found temporary shelter in small frame worker’s cottages until they were able to build larger houses on their own lots.⁸ An example of this property type is located at 3007 South 30th Street (DO09:0195-002). Historically, the Poles in Sheely Town worshipped at Immaculate Conception Church, which is located on the corner of Bancroft Street and South 24th Street, east of the survey area. A bridge (non-extant) carrying Bancroft Street over the railroad tracks provided the residents of Sheely Town with access to their parish church.



Worker’s cottage at 3007 South 30th Street (DO09:0195-002)

Although the neighborhood was best known as a Polish enclave, Sheely Town was also home to a small Bohemian population of Catholic faith. These Bohemian immigrants constructed and worshipped at St. Adalbert’s Church (DO09:0198-005) at 31st and Arbor Streets. A number of Irish and Germans immigrants also resided in Sheely Town.⁹



St. Adalbert’s Catholic Church at 2617 South 30th Street (DO09:0198-005)

OUR LADY OF LOURDES

Aside from Hanscom Park, Our Lady of Lourdes (DO09:0200-048) serves as a defining anchor and landmark in the survey area. In response to the rapidly growing residential area, Archbishop Jeremiah J. Harty announced the formation of a new Hanscom Park parish on November 9, 1918. Parish services began a mere 10 days later, and in the fall of 1920 the cornerstone of the church was laid. By September 1921 the church and adjoining rectory were dedicated.



Our Lady of Lourdes School at 2117 South 33rd Street (DO09:0200-048)

In order to quickly establish a school, the parish erected a one-story frame building south of the church. Classes began in 1924 and were taught by the School Sisters of Loretto, from Kentucky. In 1937 the School Sisters of Loretto withdrew from the school, and the Sisters of St. Francis arrived to provide education to parish children. During the immediate post-World War II period, growing school enrollment resulted in a successful fundraising drive to construct a new school, which was completed in 1953 and located just south of the church. Following the opening of the school, attention was diverted to construction of a new convent. Located along 33rd Street and behind the church, the new convent was a one-story U-shaped building constructed in the popular Ranch style and featuring 21 bedrooms with bathrooms, three parlors, a chapel, dining room, and community room. The convent was completed in September 1958.

Susan M. Polityka, “Parishioners Celebrate 75th Anniversary of Our Lady of Lourdes,” Available at newspaper clippings, Douglas County Historical Society, Omaha, Neb.; “Work Begins on Convent,” Available at newspaper clippings, Douglas County Historical Society, Omaha, Neb., Edwin Schafer, “Our Lady of Lourdes 75th Anniversary: 1918-1993,” Our Lady of Lourdes, <http://www.omahaourladyoflourdes.com/OLLhistory.htm> (accessed 1 March 2011).



Our Lady of Lourdes Church at 2117 South 33rd Street (DO09:0200-048)

THE GROWTH OF OMAHA, 1917-1944

Following the end of World War I, Omaha was a metropolitan area poised for further development. The city was an agricultural center that served the Midwest through its stockyards, grain exchanges, and railroads. As veterans returned home from World War I, Omaha experienced a housing shortage. In 1919 Mayor Ed Smith encouraged builders to construct more homes and apartments in the city to ease the demand for housing. Builders immediately began constructing single- and multiple-family dwellings. In 1922 a record was set for the greatest amount of residential construction in Omaha. Within the survey area, GIS data indicates that 1920 was the peak year of construction during this immediate post-World War I period, with 72 homes constructed in that year, as compared to 11 homes in 1919 and 15 in 1921. Additionally, while approximately 60 percent of the extant building stock in the survey area pre-dates 1920, approximately 22 percent was constructed between 1920 and 1929.¹⁰ This continued development of the survey area is seen in the numerous bungalow, Craftsman Style, and Period Revival homes in the

neighborhood. Additionally, Our Lady of Lourdes parish church (DO09:0200-048) was erected to serve the growing Hanscom Park community in 1920, at the height of the post-World War I boom. Also associated with the city’s building boom and growth of the western streetcar suburbs was the civic program to widen many of the city’s most heavily traveled streets to carry increased automobile traffic. Dodge and Leavenworth Streets provided arterial connections to the central core of the city.¹¹



Colonial Revival home at 3052 South 31st Street (DO09:0196-012)

Consistent with national trends, the onset of the Great Depression soon diminished the city’s economic prosperity and little residential construction occurred in Omaha during the Great Depression and World War II era. However, the population continued to increase, with 9,000 new Omaha residents added in the 1930s.¹² Unlike many areas in the country, Omaha also experienced economic expansion during World War II, as the result of the Glen L. Martin Bomber Plant opening south of the city at the Offutt Air Force Base (formerly Fort Cook) in the community of Bellevue and the agricultural industry expanding to meet wartime needs.¹³

POSTWAR DEVELOPMENT, 1945-1970

Between World War II and the 1970s, Omaha more than doubled its prewar size as new subdivisions stretched to the west and southwest along the new Interstate highways. The city enjoyed economic prosperity during the postwar era due to the influx

of federal monies for agricultural support, irrigation projects, and the Interstate Highway system. Additional factors that stimulated growth were the success of Omaha's insurance industry; the relocation of the Strategic Air Command to Offutt Air Force Base, located southwest of the city limits in the city of Bellevue; and the relocation of postwar industries to Omaha, including Allied Chemical and Dye Corporation, Western Electric, and C.A. Swanson and Sons.¹⁴

Conforming with national trends in suburban development and urban decentralization during the postwar period, Omaha witnessed rapid westward development. Between 1945 and 1959 automobile registration in Douglas County doubled, and in 1956 Congress authorized the Interstate Highway system, which resulted in the construction of I-80 and I-480 in Omaha. Housing trends of the period included increased housing density as many families no longer needed or wanted to occupy large homes and found that they were too expensive to maintain, resulting in smaller postwar cottages and one-story Ranch style homes. Residential development in the survey area occurred prior to World War II with pockets of postwar housing scattered throughout the survey area as infill. Major concentrations of postwar development occurred in the subdivisions further to the west.

The postwar expansion of the Interstate Highway system in Omaha considerably affected the eastern and southern portion of the survey area. The construction of I-480 as a north-south belt route through the center of Omaha and I-80 as an east-west route bisected neighborhoods and resulted in the demolition of considerable building and housing stock. In particular, the eastern half of Sheely Town was obliterated and bisected by the construction of I-480. The construction of I-80 cut off and obstructed Hanscom Boulevard (DO09:0194-00, DO09:0196-001, DO09:0198-003, and DO09:0200-030) and altered the character of the boulevard as it transitioned from Hanscom to Deer Park Boulevard.

NOTES

¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha*, First ed., (Boulder, Colo.: Pruett Publishing Company, 1982), 9; Dorothy D. Dustin, *Omaha and Douglas County, A Panoramic History*, (Woodland Hills, Ca.: Windsor Publications, 1980), xiii, 66.

² See Mead & Hunt, Inc., “Reconnaissance Survey of Portions of South Omaha, Nebraska Historic Building Survey,” Prepared for the City of Omaha and Nebraska State Historic Preservation Office, June 2005.

³ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, (Omaha, Nebr.: Landmarks Heritage Preservation Commission, 1980), 43; Melissa Dirr and Jill Ebers, “Field Club Historic District,” *National Register of Historic Places Registration Form*, 2000, 8-1.

⁴ The Federal Writers’ Project, *Works Progress Administration, “Omaha: A Guide to the City and Environs,” American Guide Series*, 1936, 183; Lynn Bjorkman, *Omaha’s Historic Park and Boulevard System*, 4-35. Omaha’s Park and Boulevard System is considered eligible for the National Register of Historic Places by the City of Omaha and the Nebraska State Historic Preservation Office.

⁵ Arthur C. Wakeley, *Omaha: The Gate City and Douglas County, Nebraska*, (Chicago: S.J. Clarke Publishing Company, 1917), 149-152.

⁶ Richard Orr, *Streetcars of Omaha and Council Bluffs*, (Omaha, Neb.: Richard Orr, 1996), 87, 185.

⁷ The GIS data provided by the City of Omaha uses information from the city tax assessor, which includes identified building dates. It is possible that there may be some inaccuracies; therefore, these numbers were used to identify broad trends in residential construction, only.

⁸ “The Federal Writers’ Project, *Works Progress Administration*, 184; Larsen and Cottrell, 158; Harry B. Otis, “E Pluribus Omaha: Immigrants All” (Omaha, Neb.: Lamplighter Press, 2000), 247-250.

⁹ Harry B. Otis, “E Pluribus Omaha: Immigrants All,” 43, 171; *The Federal Writers’ Project, Works Progress Administration*, 184.

¹⁰ Building dates and percentages were gleaned from GIS data provided by the City of Omaha.

¹¹ Larsen and Cottrell, 152-153.

¹² Larsen and Cottrell, 199.

¹³ Larsen, et al, *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, Neb.: University of Nebraska Press, 2007, 259.

¹⁴ Larsen and Cottrell, 210-214; Larsen, et al., 268.

CHAPTER 2.

SURVEY METHODS AND RESULTS

INTRODUCTION

This chapter describes the methods used to conduct the survey and presents the results of the survey. The City of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the Hanscom Park survey area. Architectural historians from Mead & Hunt conducted a reconnaissance-level NeHRSI during January and February 2011. The survey builds upon previous survey efforts undertaken by the Omaha CLG. For more information on the NeHRSI and the Omaha CLG, see Chapter 4.

SURVEY METHODS

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHRSI survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register, both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

The purpose of a reconnaissance-level NeHRSI is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHRSI survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area

The survey area contains approximately 1,146 properties. Generally, the survey area is bounded by I-480, 30th Street, 31st Street, and 32nd Street on the east; I-80 on the south; Center Street, Ed Creighton Avenue, and Bancroft Street on the north; and the former Omaha Belt Line Railroad corridor on the west (roughly corresponding to 34th Street and 37th Street), as shown in Figure 1. The National Register-listed Omaha Field Club Historic District is located immediately north of the survey area and the area immediately west of the survey area was included in a previous NeHRSI.

Research

Architectural historians investigated published information about the history, culture, and settle- ment of the survey area at the Omaha Public Library and the Douglas County Historical Society. Additionally, NeSHPO staff and architectural his- torians from Mead & Hunt participated in a public meeting in January 2011. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No proper- ties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

Evaluation

Mead & Hunt conducted the field survey in January and February 2011. During the field survey, architectural historians drove accessible public streets within the survey area and identi- fied properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHRSI Manual* (2010 Edition). Generally, the *NeHRSI Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance – following NeHRSI guidelines, Mead & Hunt included properties that fell a few years out- side the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location – generally, histori- cal associations are absent when a property is moved from its original location.

- Retain its physical integrity – for a property to retain physical integrity, its present appear- ance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the instal- lation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally exclud- ed from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwell- ings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only prop- erties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHRSI Manual* and according to the specific requirements of the Omaha CLG. Property loca- tions were recorded on city plat maps, according to Geographic Information System (GIS) coordi- nates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, archi- tecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural sig- nificance, and retain physical integrity.

To be listed in the National Register, a property’s significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- *Criterion A* – Association with events or activities that have made a significant contri- bution to the broad patterns of our history.
- *Criterion B* – Association with the lives of persons significant in our past.
- *Criterion C* – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- *Criterion D* – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed proper- ties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or histori- cal importance.
- Moved properties that are significant for archi- tectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person’s productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent impor- tance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suit- able environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to con- vey its significance, is important in determining the eligibility of a property. A property’s integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

SURVEY RESULTS

Illustrated Discussion of Significant Historic Contexts

The survey identified 92 properties that met survey criteria (see Appendix A). Properties are related to four historic contexts developed by the NeSHPO and listed in the *NeHSI Manual*. See Table 1 for a summary of surveyed properties by context. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Education

The education context relates to the processes of teaching and learning. The survey documented public and parochial schools as related property types. Schools were typically multiple-story, brick buildings and often represented elements of Gothic, Richardsonian Romanesque, and Neoclassical Revival architectural styles. The survey identified one associated property under this context, the Windsor Elementary School located at 3401 Martha Street (DO09:0198-001).



Windsor Elementary School located at 3401 Martha Street (DO09:0198-001)

Religion

The context for religion relates to the institution-alized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. The survey identified two examples, one of which is the Our Lady of Lourdes complex located at 2117 South 33rd Street (DO09:0200-048).



Our Lady of Lourdes complex located at 2117 South 33rd Street (DO09:0200-048)

Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). A description of the residential architecture styles documented during the survey is presented below.

Developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper architectural style, the Queen Anne style was popular in the United States between 1880 and 1910. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of

complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound verandahs, steeply pitched roofs with a dominant front gable, and towers or turrets. The house located at 1936 South 33rd Street (DO09:0200-006) is an example of the Queen Anne style.



Queen Anne residence located at 1936 South 33rd Street (DO09:0200-006)

American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior. Large urban residences often use this form. Two examples of American Foursquare houses are located at 2309 South 33rd Street (DO09:0198-012) and 1920 South 32nd Avenue (DO09:0200-011).



American Foursquare residence located at 2309 South 33rd Street (DO09:0198-012)



Brick American Foursquare residence located at 1920 South 32nd Avenue (DO09:0200-011)

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Colonial Revival, Dutch Colonial Revival, Spanish Colonial Revival, and Tudor Revival forms. Colonial Revival architecture relies heavily on a simple, classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Colonial Revival architecture found within the survey is the house located at 2202 Hanscom Boulevard (DO09:0200-027).

Tudor Revival architecture features half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of the Tudor Revival style is located at 3312 South 32nd Avenue (DO09:0194-016).



Colonial Revival house located at 2202 Hanscom Boulevard (DO09:0200-027)



Tudor Revival house at 3312 South 32nd Avenue (DO09:0194-016)

Craftsman-style houses were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. An example of a Craftsman-style house within the survey area is located at 1921 South 34th Street (DO09:0200-044).

As smaller, more modest dwellings with simple horizontal lines, Craftsman-style bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. An example of a Craftsman-style bungalow found within the survey area is the house located at 2104 South 35th Avenue (DO09:0200-039).



Craftsman house located at 1921 South 34th Street (DO09:0200-044)



Craftsman-style bungalow located at 2104 South 35th Avenue (DO09:0200-039)

Minimal Traditional was one of the earliest of the modern styles to develop in the postwar period. Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes typically have a side gable form with shallow eaves and a front-gable entry vestibule. Minimal Traditional houses are small, unadorned cottage-sized structures. A good example of Minimal Traditional architecture with Tudor Revival influences can be found at 1925 South 36th Street (DO09:0424-013).



Minimal Traditional house with Tudor influences located at 1925 South 36th Street (DO09:0309-013)

During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may

include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house.

Variations within the Ranch form include exterior cladding, which may be siding, brick, stone, or some combination thereof; roof form; and window type. An example of a Ranch house with stone veneer is located within the survey area at 1940 South 36th Street (DO09:0309-031).



Ranch residence at 1940 South 36th Street (DO09:0309-031)

Vernacular forms include properties not architect-designed. Local builders commonly borrowed features from high-style architecture that were popular during the early twentieth century, and constructed these buildings using locally available materials. Details may include cornice returns, clipped gables, side bay windows, and dormer windows. The most common vernacular examples are front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing. Dwellings commonly exhibit either a front entryway with a porch, or a side entryway with a rear one-story elongated frame addition with a shed roof. An example of the front gable form is the house at 2306 South 35th Street (DO09:0198-008). An example of the side gable form is the house at 1926 South 33rd Street (DO09:0200-005).



Front gable house at 2306 South 35th Street (DO09:0198-008)



Side gable house at 1926 South 33rd Street (DO09:0200-005)

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include Hanscom Boulevard (DO09:0194-006, DO09:0196-001, DO09:0198-003, and DO09:0200-030) and sections of brick streets, one of which is located on Martha Street between 35th Avenue and 32nd Avenue (DO09:0200-041).



Hanscom Boulevard between Ed Creighton Avenue and Martha Street (DO09:0200-030)



Martha Street between 35th Avenue and 32nd Avenue (DO09:0200-041)

Table 1. Numerical Summary of Survey Results	
Total number of historic properties within survey area	1,143
Total number of surveyed properties	92
Historic Context	Number of Properties
Education	1
Religion	2
Transportation	8
Settlement	81

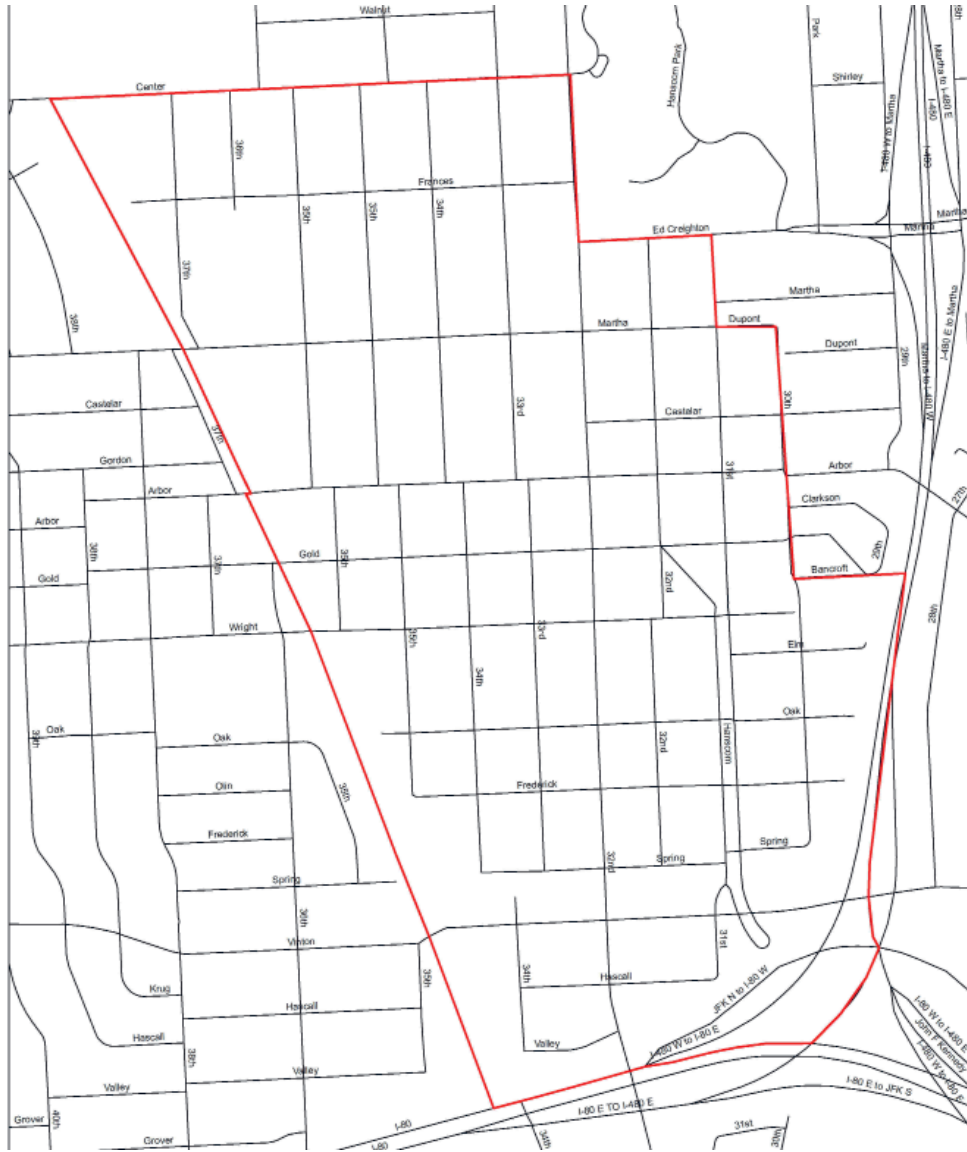


Figure 1. Map of Survey Area

CHAPTER 3.

RECOMMENDATIONS

INTRODUCTION

One purpose of the NeHRSI of the Hanscom Park neighborhood in the city of Omaha is to identify properties that may be eligible for listing in the National Register or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in Omaha's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

No individual properties or historic districts within the survey area are currently listed in the National Register. Also, no individual properties or districts are designated as Omaha Landmarks. However, the grain elevator at 3417 Vinton Street (DO09:0194-010) was recommended as potentially eligible for the National Register and as an Omaha Landmark in a 2009 NeHRSI that overlapped with the current survey boundary. Hanscom Boulevard (DO09:0194-006, DO09:0196-001, DO09:0198-003, and DO09:0200-030) is part of the Omaha Parks and Boulevards System, for which a National Register Nomination is currently underway.



Grain Elevator at 3417 Vinton Street, DO09:0194-010



Hanscom Boulevard between Spring Street and I-480 (DO09:0194-006)

NATIONAL REGISTER AND OMAHA LAND-
MARK RECOMMENDATIONS

As a result of this survey, Mead & Hunt recommends eight individual properties as good candidates for designation as an Omaha Landmark and listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research results are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on the portions of the property visible from the public right-of-way. As a result, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious resources, may also need to meet National Register Criteria Considerations to be eligible for designation. Additional intensive-level research and review by the NeSHPO and the Omaha CLG are necessary before pursuing Omaha Landmark or National Register designation.

These recommendations are based on the condition of the properties during fieldwork activities, completed in January and February 2011. Future demolition or exterior alterations, including revealing previously obscured storefronts, may impact future eligibility decisions.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHRSI historic context. For a discussion of historic contexts, see Chapter 2.

Religion



St. Adalbert's Catholic Church and School at 2617 South 30th Street, DO09:0198-005



Our Lady of Lourdes complex at 2117 South 33rd Street, DO09:0200-048

Settlement/Architecture



House at 3007 South 30th Street, DO09:0195-002



House at 2325 South 32nd Avenue, DO09:0198-019



House at 2324 South 32nd Avenue, DO09:0198-020



House at 1936 South 33rd Street, DO09:0200-006



House at 1920 South 32nd Avenue, DO09:0200-011



House at 2320 South 32nd Avenue, DO09:0298-021

FUTURE SURVEY AND RESEARCH NEEDS

While conducting the NeHRSI fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret this area of Omaha's history.

A Proactive Role of Preservation within
the Survey Area

The neighborhood within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.

- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.
- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits, contact the NPS or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at <http://www.nebraskahistory.org/histpres/tax.htm>.

- Establishing local design guidelines. Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for

masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the Secretary of the Interior’s Standards for Rehabilitation, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

CHAPTER 4.

PRESERVATION IN NEBRASKA

INTRODUCTION

Throughout much of Nebraska’s history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the NSHS serves as SHPO. Staff of the NSHS Historic Preservation Division forms the NeSHPO.

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering tax incentive programs for the preservation of historic buildings, including the Valuation Incentive Program (VIP).

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by staff contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

NEBRASKA HISTORIC RESOURCE SURVEY AND INVENTORY (NEHRSI)

Originally called the Nebraska Historic Buildings Survey (NeHBS), survey activity has been a part of the Nebraska State Historical Society since 1961. Surveys are typically conducted on a county-by-county basis or by individual cities. Information from these surveys and survey conducted by other government agencies and the public contribute to the statewide inventory of historic resources, which currently stands at 73,000 documented sites, reflecting Nebraska’s rich architectural and historic heritage. Surveys funded by the NeSHPO are conducted by researchers who drive every rural and urban public road in a county/city and record

each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the area’s history to better understand the region. Survey projects often include thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of NeHRSI is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHRSI provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHRSI also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as NeHRSI is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community’s history.

The NeHRSI is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. For more information, please contact the NeSHPO.

NATIONAL REGISTER OF HISTORIC PLACES

One of the goals of NeHRSI is to help identify properties that may be eligible for listing in the National Register. The National Register is the

United States’ official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in the country’s history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing or an historic district over a majority of property owners’ objections.

Listing a property on the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.

- Provide information about historic properties for local and statewide planning purposes.

- Promote community development, tourism, and economic development.

- Provide basic eligibility for financial incentives, when available, including federal tax incentives and the VIP program.

For more information, please contact the National Register Coordinator at the NeSHPO.

CERTIFIED LOCAL GOVERNMENTS

An important objective of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local-level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

- Promote preservation education and outreach.

- Conduct and maintain some level of a historic building survey.

- Establish a mechanism to designate local landmarks.

- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.

- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.

- CLGs have the ability to monitor and preserve structures that reflect the community’s heritage.

- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community’s history.

Certification of a local government for CLG status comes from the NeSHPO and the NP, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

OMAHA CERTIFIED LOCAL GOVERNMENT

The City of Omaha qualified as a CLG in 1985. The Planning Department’s Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city’s historic resources. A survey defines the historic character of a community or

particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the City of Omaha’s preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city’s jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha’s GIS.

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHRSI maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance, regulate work done on designated buildings, and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a

business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, if there is an agenda, which may include state or local nominations, review of work to a historic building, or approval of grant funding. Special meetings may also be held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

PRESERVATION TAX INCENTIVES

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or Local Landmark historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior’s Standards for Rehabilitation. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.

- Establishing thousands of low- and moderate-income housing units and upper-income units.

- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

- Helping to broaden the tax base.

- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the NPS. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please contact the Project Coordinator at the NeSHPO.

VALUATION INCENTIVE PROGRAM

The VIP is a property tax incentive that assists in the preservation of Nebraska’s historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property’s base-year assessed value.

- Be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.

- Increasing the long-term tax base of a community.

- Helping stabilize older, historic neighborhoods and commercial areas.

- Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the Project Coordinator at the NeSHPO.

FEDERAL PROJECT REVIEW

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process,

as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, the FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHRSI, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact the Review and Compliance Coordinator at the NeSHPO.

PUBLIC OUTREACH AND EDUCATION

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available

to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public. Additionally, NeSHPO staff is frequently looking for ways to assist teachers as they incorporate Nebraska’s heritage into classroom lessons. Visit the NeSHPO website at www.nebraskahistory.org for more information on NeSHPO public outreach and education.

The NeSHPO’s goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

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APPENDIX A.

LIST OF SURVEYED PROPERTIES

NeHSI #	Name	Address	Context
DO09:0194-006	Hanscom Boulevard	Hanscom Boulevard between Spring Street and I-480	Transportation
DO09:0194-011	House	3021 Spring Street	Settlement
DO09:0194-012	House	3205 Hanscom Boulevard	Settlement
DO09:0194-013	House	3126 Hascall Street	Settlement
DO09:0194-014	House	3130 Hascall Street	Settlement
DO09:0194-015	House	3204 South 32nd Avenue	Settlement
DO09:0194-016	House	3312 South 32nd Avenue	Settlement
DO09:0194-017	House	3281 Vinton Street	Settlement
DO09:0194-018	House	3115 Vinton Street	Settlement
DO09:0195-001	House	2719 South 30th Street	Settlement
DO09:0195-002	House	3007 South 30th Street	Settlement
DO09:0196-001	Hanscom Boulevard	Hanscom Boulevard between Wright Street and Spring Street	Transportation
DO09:0196-002	House	2622 South 33rd Street	Settlement
DO09:0196-003	House	2834 South 34th Street	Settlement
DO09:0196-004	House	2829 South 34th Street	Settlement
DO09:0196-005	House	2815 South 34th Street	Settlement
DO09:0196-006	House	2833 South 33rd Street	Settlement
DO09:0196-007	House	3018 South 33rd Street	Settlement
DO09:0196-008	House	3021 South 32nd Avenue	Settlement
DO09:0196-009	House	2834 South 32nd Avenue	Settlement
DO09:0196-010	House	2813 South 32nd Avenue	Settlement
DO09:0196-011	House	3064 South 34th Street	Settlement
DO09:0196-012	House	3052 South 31st Street	Settlement
DO09:0198-001	Windsor Elementary School	3401 Martha Street	Education
DO09:0198-002	House	2310 Hanscom Boulevard	Settlement
DO09:0198-003	Hanscom Boulevard	Hanscom Boulevard	Transportation
DO09:0198-004	Duplex	2516 South 34th Street	Settlement
DO09:0198-005	St. Adalbert's Catholic School & Church	2617 South 30th Street	Religion
DO09:0198-006	House	2328 South 35th Avenue	Settlement
DO09:0198-007	House	2346 South 35th Street	Settlement
DO09:0198-008	House	2306 South 35th Street	Settlement
DO09:0198-009	House	2511 South 35th Street	Settlement

NeHRSI #	Name	Address	Context
DO09:0198-010	House	2505 South 35th Avenue	Settlement
DO09:0198-011	Arbor Street	Arbor Street between 35th Street and 33rd Street, and along 33rd Street between Arbor Street and Martha Street	Transportation
DO09:0198-012	House	2309 South 33rd Street	Settlement
DO09:0198-013	House	2338 South 33rd Street	Settlement
DO09:0198-014	House	2342 South 33rd Street	Settlement
DO09:0198-015	House	2346 South 33rd Street	Settlement
DO09:0198-016	House	2347 South 33rd Street	Settlement
DO09:0198-017	House	2346 South 32nd Avenue	Settlement
DO09:0198-018	House	2340 South 32nd Avenue	Settlement
DO09:0198-019	House	2325 South 32nd Avenue	Settlement
DO09:0198-020	House	2324 South 32nd Avenue	Settlement
DO09:0198-021	House	2320 South 32nd Avenue	Settlement
DO09:0198-022	House	2312 South 32nd Avenue	Settlement
DO09:0198-023	House	2308 South 32nd Avenue	Settlement
DO09:0198-024	House	2314 Hanscom Boulevard	Settlement
DO09:0198-025	House	2330 Hanscom Boulevard	Settlement
DO09:0198-026	Castelar Street	Castelar Street between 32nd Avenue and Hanscom Blvd	Transportation
DO09:0198-027	House	2301 South 31st Street	Settlement
DO09:0198-028	House	2304 South 31st Street	Settlement
DO09:0198-029	House	2334 South 31st Street	Settlement
DO09:0198-030	House	3011 Castelar Street	Settlement
DO09:0198-031	House	2334 South 30th Street	Settlement
DO09:0198-032	House	2330 South 30th Street	Settlement
DO09:0198-033	House	2318 South 30th Street	Settlement
DO09:0198-034	Arbor Street	Arbor Street between 32nd Avenue and Hanscom Boulevard	Transportation
DO09:0198-035	Duplex	3029 Arbor Street	Settlement
DO09:0198-036	House	2504 South 31st Street	Settlement
DO09:0198-037	House	2520 South 32nd Avenue	Settlement
DO09:0198-038	House	2602 South 32nd Avenue	Settlement
DO09:0198-039	Duplex	2410-2412 Hanscom Boulevard	Settlement
DO09:0200-002	House	1911 South 34th Street	Settlement
DO09:0200-006	Daniel Cameron Residence	1936 South 33rd Street	Settlement
DO09:0200-007	House	1931 South 33rd Street	Settlement
DO09:0200-010	House	1916 South 32nd Avenue	Settlement
DO09:0200-011	W. F. Callfax Residence	1920 South 32nd Avenue	Settlement
DO09:0200-012	House	2110 South 35th Street	Settlement
DO09:0200-013	House	2116South 35th Street	Settlement
DO09:0200-027	House	2202 Hanscom Boulevard	Settlement
DO09:0200-030	Hanscom Boulevard	Hanscom Boulevard	Transportation
DO09:0200-039	House	2104 South 35th Avenue	Settlement

NeHRSI #	Name	Address	Context
DO09:0200-040	House	2145 South 35th Avenue	Settlement
DO09:0200-041	Martha Street	Martha Street between 35th Avenue and 32nd Avenue	Transportation
DO09:0200-042	House	2102 South 35th Street	Settlement
DO09:0200-043	Apartment Building	3321 Center Street	Settlement
DO09:0200-044	House	1921 South 34th Street	Settlement
DO09:0200-045	House	3323 Frances Street	Settlement
DO09:0200-046	House	2105 South 33rd Street	Settlement
DO09:0200-047	House	2109 South 33rd Street	Settlement
DO09:0200-048	Our Lady of Lourdes Church Complex	2117 South 33rd Street	Religion
DO09:0200-049	House	2220 South 32nd Avenue	Settlement
DO09:0200-050	House	2215 Hanscom Boulevard	Settlement
DO09:0200-051	House	2230 South 31st Street	Settlement
DO09:0309-029	House	1915 South 37th Street	Settlement
DO09:0309-030	House	1936 South 37th Street	Settlement
DO09:0309-031	House	1940 South 36th Street	Settlement
DO09:0309-032	House	1932 South 36th Street	Settlement
DO09:0309-033	House	1937 South 36th Street	Settlement
DO09:0309-034	House	1925 South 36th Street	Settlement
DO09:0309-035	House	1918 South 36th Street	Settlement
DO09:0309-036	House	1911 South 36th Street	Settlement

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GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and stream-lined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygo-nal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

Colonial Revival (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style’s architectural heritage. Colonial Revival houses often feature sym-metrical forms and elevations, side gable roofs with dormers, columns, and shutters.

Column. A circular or square vertical support member.



Example of Commercial Vernacular Style

the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHRSI criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHRSI is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.



Example of Dormer

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during



Example of Cross Cable building form

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.



Example of Front Gable building form



Example of Gabled Ell building form

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Minimal Traditional (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 2, Survey Methods and Results.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

Noncontributing (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHRSI criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHRSI inventory; however, exceptions do exist.

Object. An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and/or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

Ranch (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.



Example of One Story Cube building form



Example of Ranch building form



Example of Side Gable building form

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Split-level (circa 1955-1975). A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.
Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

Images shown in glossary adapted from Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, vol. 2, Architecture (Madison, Wis.:State Historical Society of Wisconsin, 1986).